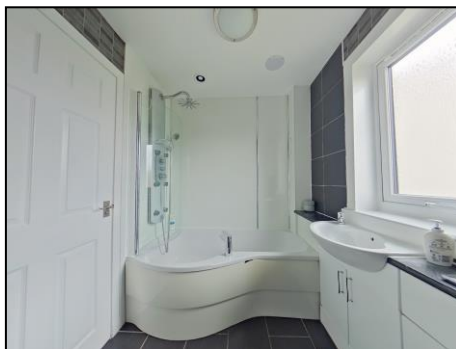


**6
Angus Court
Thurso**

**Offers Over
£**



- 2 Bedrooms
- Panoramic Town Views
- Enclosed Garden
- Oil Heating
- Open Plan Lounge
- Quiet Cul-de-Sac

A 2 bedroomed property situated in a quiet residential area of Thurso, approx 1 minute walk to a popular hotel restaurant and supermarket. The property is slightly elevated giving fantastic views over the town. Thurso itself is a seaside highland town with all the typical amenities including GPs, dentists, schools and transport links. The property is in good decorative order and would suit first time buyers and prospective landlords. Accommodation includes 2 bedrooms, bathroom, kitchen and open plan lounge. Oil central heating. EPC rating X. Council tax band A.

For a home report and virtual tour, visit www.pollardproperty.co.uk

What3words ///unloading.dining.magnum

**Vestibule** **5' 11" x 2' 7" (1.8m x 0.8m)**

A white uPVC front door and side panel leads into the bright front porch with light walls, natural wood joinery and slate tiled flooring.

Lounge **18' 1" x 13' 1" (5.5m x 4.0m)**

Originally this property would have had a separate hallway and lounge, but these spaces have been brought together giving a large open plan lounge with feature wooden staircase. This has resulted in more living space and a modern look. There is an electric fireplace with wooden surround and slate hearth. Attractively decorated with light papered walls and a natural coloured carpet. The highlight is the view out the window which looks over the town with sea views in the background.

Kitchen **13' 5" x 7' 7" (4.1m x 2.3m)**

The fitted kitchen comprises of wood effect cabinets, a dark slate effect worktop and matching splashback. There is under counter space for a dishwasher, washing machine and tumble drier. Appliances included a microwave, oven, ceramic cooker and extractor. Space for freestanding fridge/freezer. Floors are a slate coloured vinyl. The walls have a light textured wallpaper. There is a fitted oak shelf along one wall, which is currently used in conjunction with 2 bar stools.

Back Porch **4' 7" x 4' 3" (1.4m x 1.3m)**

The back porch has a large storage cupboard and access to the back garden. The decor is similar to the kitchen with slate look vinyl flooring and light textured wallpaper.

Landing **6' 7" x 3' 11" (2.0m x 1.2m)**

A bright landing courtesy of a window overlooking the side of the property. Finished in a light wallpaper and complimentary carpets. There is access to the 2 bedrooms, bathroom and partially floored loft.

Bathroom **6' 7" x 5' 11" (2.0m x 1.8m)**

The bathroom has a striking slate and white colour scheme. The toilet and sink are set into bathroom cabinetry, which provides 3 storage cupboards. The P shaped bath has a white wet wall surround and mains shower. The frosted glass window overlooks the back garden.

Bedroom 1 **12' 2" x 10' 10" (3.7m x 3.3m)**

A large principal bedroom with panoramic town views. The room benefits from having 2 very large wardrobes. Decor is white with a blue feature wall and blue carpets.

Bedroom 2 11' 2" x 10' 2" (3.4m x 3.1m)

A modern bedroom with geometric patterned wallpaper on one wall, 3 light grey walls and grey flecked carpets. There is a built in cupboard. The south facing window overlooks the back garden.

Gardens

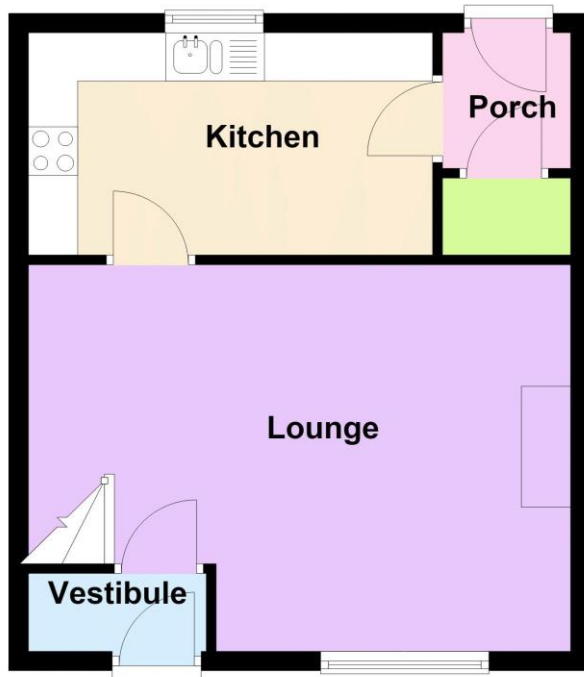
The rear garden is fully enclosed and can be accessed by a path along the side of the property. The garden itself is well designed with a well cared for lawn and patio area. The oil tank is unobtrusively located at the back of the garden. There is a lawn to the front of the property and a set of steps leading up from the on street parking.

Sofa, washing, machine, dishwasher, tumble drier, carpets, curtains and blinds are included in the sale.





Ground Floor



First Floor



Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement. **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a FREE, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

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